BOOK 10592 PG 920

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,000.00

George F. Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August 19 97

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & ASSOCIATES, INC., 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George F. Beard (NAME)	First Trust Mortgage Company (NAME)	MAP 44-9
121 Rayon Drive (ADDRESS)	6525 Quail Hollow, Suite 300 (ADDRESS)	PARCEL 31
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38120 (CITY) (STATE) (ZIP)	4D-36060

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bobby Wendell Caplinger, Executor for Estate of Mary Nell Caplinger, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George F. Beard, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 236 on the Map of Raycon City, Old Hickory, Tennessee, as of record in Book 843, page 13, Register's Office for Davidson County, Tennessee; Lot No. 236 fronts 50 feet on the Southeasterly side of Rayon Drive and runs back 149.2 feet on the Northeasterly line and 149 feet on the Southwesterly line to a 12 foot reserved strip showing 50 feet thereon.

Being the same property conveyed to O. M. Caplinger and wife, Mary Nell Caplinger by deed from W. C. Moncrief & Company, Inc., A Tennessee Corporation, of record in Book 1116, Page 277, Register's Office for said County. The said Mary Nell Caplinger having since died testate, with the said O. M. Caplinger having predeceased her, and pursuant to the Last Will and Testament, Bobby Wendell Caplinger being named as Executor of the Estate of Mary Nell Vantrease Caplinger. Mary Nell Caplinger and Mary Nell Vantrease Caplinger being one and the same person.

4099 09/03 0101 03CHECK 234.70

0344293

IDENTIF. # REFERENCE

97 SEP -3 PM 1:09

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 121 Rayon Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 27th day of August, 19 97

X Bobby Wendell Caplinger Exec

Bobby Wendell Caplinger, Executor for

Estate of Mary Nell Caplinger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10592 PG 921

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bobby Wendell Caplinger, Executor for Estate of Mary Nell Caplinger

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 27th day of August, 1997.

Commission expires 11-27-99

Notary Public

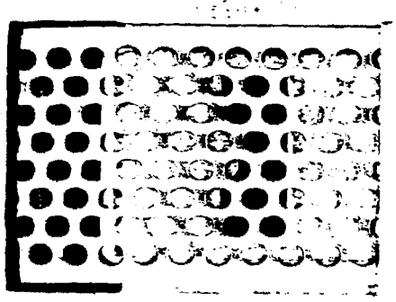
STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10592 PG 922

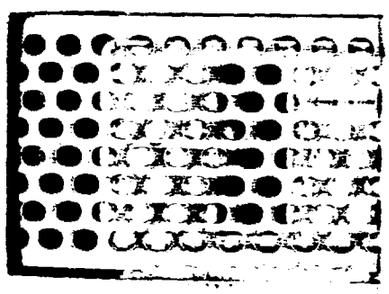
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	61000.00
CON TX	225.70
PRFEE	1.00
WDEED	8.00
TOTAL	234.70
CHECK	234.70

09/03/97 01 13:07 0001 4099

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0344293
IDENTIF. ↑ REFERENCE

97 SEP -3 PM 1:08
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1193579